

Westridge South at Issaquah Highlands

Pre-Application – Project Narrative

Overview

Westridge South at Issaquah Highlands (also known as Parcel B) will create 72 lots for single family residences in addition to Open Space and Recreation. The total area of the site is approximately 11.6 acres and is zoned Urban Village. The proposed neighborhood type is House and Garden. The proposed houses will be front loaded homes, some with daylight basements.

The plat will gain access by creating a road from NE Discovery Drive to the site from the northern property boundary. 6th Ave NE will serve as a Sub-Collector Street for the community and the Residential Street will provide resident access to their houses.

A pond currently exists on the site which generally slopes from east to west at slopes ranging 5-15%, with slopes greater than 40% along the western ridge. Per the development agreement, these slopes are not considered a sensitive area because they are not greater than 20 feet in height.

To the north is a parking lot servicing Swedish Medical Center on Parcels 3630250090, 3630250100, 3630250110 owned by Swedish Health Services. To the northwest is Parcel 2724069038 owned by the City of Issaquah where there is a stormwater retention pond and an undeveloped steep slope. To the west is Parcel 2724069008 which is currently owned by Washington State DOT and is undeveloped. To the south is Tract ZA which is currently owned by the City of Issaquah and is undeveloped. To the southeast is Parcel 2724069108 which is owned by the City of Issaquah as open space, timber land and a greenbelt. To the east are Tract QB and Tract QC which connect serve as a pedestrian trail.

Neighborhood Description

Westridge South at Issaquah Highlands is designed as a House and Garden neighborhood. The traditional style front load home designs will downplay the prominence of the garage by entry, porch, and other elevation enhancing features. The corner lots are larger than interior lots to allow for expanded porches and additional architectural features.

The neighborhood is laid out to create a pedestrian friendly experience that encourages community gathering. The large Open/Recreation Space will be utilized by children as well as adults. The park creates a central focal point and meeting place for the neighborhood and many homes front this space promoting both social interaction and safety. The sidewalks will provide a safe and functional pedestrian path through the site and will connect to the trail to the east. . The

Open Space will also feature seating located for both sun and shade during the day, benches and picnic tables, as well as a children's recreation area.

The preliminary plat is made up of front load styled homes, some with daylight basements. All of the houses will gain access from 6th Ave NE (Sub-Collector Street). These lots will have street frontages of approximately 30 feet and range in area from approximately 1,900 to 2,800 square feet. The houses on lots 20-49 will back to wetlands, trees and undeveloped slope. The houses on lots 49-65 will back and side to the trail which currently exists on Tracts QB & QC and Swedish Medical Center further to the east. Two pedestrian accesses will be created to connect to the trail on Tracts QB & QC with landscape and hardscape features between to transition the semi-private space to public space. The houses on lots 65-72 will back to the existing parking lot used to service Swedish Medical Center. The interior houses on lots 1-19 will be bisected by a pedestrian access to the Open Space. The pedestrian access will also travel along the east edge of the Open Space and connect to the sidewalk at the end of the Open Space. The houses on lots 1-9 will connect to the Open Space through a swing gate in their fence with landscape to transition from the semi-private space to the public pedestrian trail in the Open Space. The depth of these lots will allow for a variety of setbacks.

6th Ave NE is designed as a Sub-Collector Street and will include 50' ROW, 32' of paving, providing a travel lane and parking in both directions, along with 5' sidewalks and 4' planter strips. The internal streets are designed as Residential Streets and will include 44' ROW, 26' of paving providing parking on one side of the street, along with 5' sidewalks and 4' planter strips.

Westridge South at Issaquah Highlands will be a pedestrian friendly community that encourages outdoor recreation and community gathering. The community will embrace the House and Garden neighborhood style with unique architecture and quality craftsmanship.